

Planning and Acquisition

		Atlanta	Twin Cities	Cuyahoga	St. Louis	Genesee	Baltimore	Notes
Planning and Inventory	appraisal	x			x	x		These land banks are required by legislation to appraise and classify properties. Most land banks utilize a system to take inventory and track properties.
	classification	x		x	x	x		
Sources of properties				x	x	x		This can result in an inventory of property that may be large and hard to maintain. At the same time, receiving all tax foreclosed properties allows for cross-subsidization (i.e. higher value properties result in the income that subsidizes the operation of the low value properties) and this cannot occur as much if the land bank does not recieve ALL/MOST chronically delinquent properties.
	acquires all tax foreclosed properties							
	limited acquisition at tax foreclosures	x ²					x	
	transfers from non-profits	x	x	x		x	x	Beneficial for nonprofit developers interested in development projects but that need assistance with clearing title/taxes.
	market purchases		x			x		
	properties from local government as a result of drug law forfeitures	x						Could be subject to political sensitivities
	any and all properties that local government may wish to convey	x						
Acquisition priorities	specific properties for redevelopment (by non-profits or other entities)	x	x			x	x	
	occupied or ready for occupancy residential properties					x		
	properties ready for demolition			x		x	x	
	vacant properties suitable for side-lot interventions					x	x	
	highly distressed, vacant, and abandoned property		x					
	properties in TOD areas		x					
	properties in support of neighborhood strategic plans					x	x	
	properties as part of land assemblage plan	x	x	x		x	x	Land assembly is not a short-term activitiy so will relate closely to the land bank's willingness to hold and maintain property for a longer time frame.
	properties that will generate operating resources					x		Key to the long-term sustainability of the land bank if it is funded by operations.